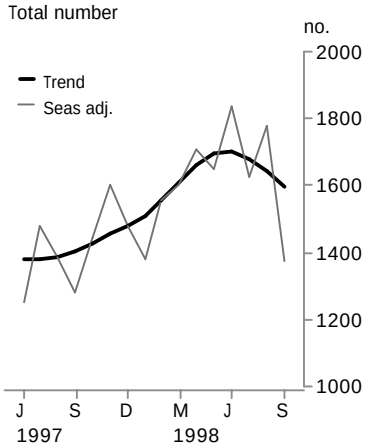
Australian Bureau of Statistics

BUILDING APPROVALS

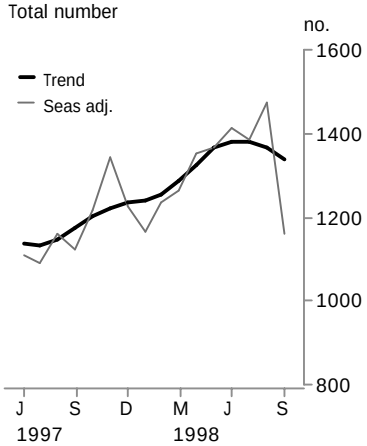
WESTERN AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 9 NOV 1998

Dwelling units approved
Total number



Private sector houses approved
Total number



SEPTEMBER KEY FIGURES

TREND ESTIMATES	Sep 1998	% change Aug 1998 to Sep 1998	% change Sep 1997 to Sep 1998
Dwelling units approved			
Private sector houses	1 339	–1.8	14.1
Total dwelling units	1 595	–2.8	13.9

SEASONALLY ADJUSTED	Sep 1998	% change Aug 1998 to Sep 1998	% change Sep 1997 to Sep 1998
Dwelling units approved			
Private sector houses	1 159	–21.5	3.4
Total dwelling units	1 372	–22.9	7.3

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units is now showing falls for the last three months and will continue to decline unless the seasonally adjusted estimate for October increases by about four times its average monthly movement.
- The trend in private sector houses has fallen by 3.1% in the last three months and it will require a rise in the seasonally adjusted estimate of more than four times its average monthly movement for the trend to rise next month.
- The trend estimate for other dwelling units has fallen by 27.9% over the last six months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for both total dwelling units and private sector houses fell in September to their lowest values since September 1997.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in September was 1,413. Houses accounted for 1,257 and other dwellings 156. At the Statistical Local Area level Swan (117) recorded the most dwelling approvals in the Perth Statistical Division, while Busselton (44) was the highest in the rest of the State.
- The value of non-residential building approved was $63.8 million. Shops accounted for $15.3 million, followed by Other business premises ($11.4 million).

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585, or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE	*RELEASE DATE*
October 1998	8 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999

CHANGES NEXT ISSUE

The Australian Bureau of Statistics (ABS) intends to replace all constant price estimates with chain Laspeyres volume measures. All future issues of this publication will contain chain volume measures rather than constant price estimates in table 8. For further information see *Information Paper: Introduction of Chained Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

DATA NOTES

There are no data notes for this issue.

REVISIONS THIS MONTH

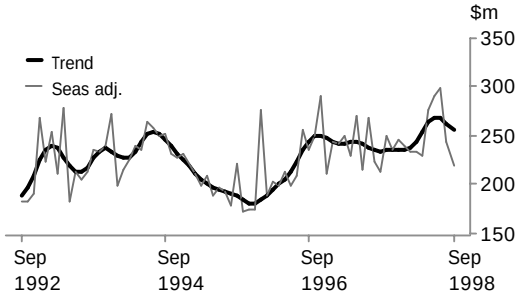
There are no revisions this month.

Colin Nagle
Regional Director, Western Australia

VALUE OF BUILDINGS APPROVED

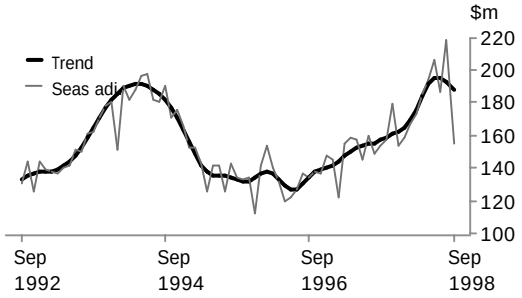
VALUE OF TOTAL BUILDING

The trend has fallen by 5.1% over the last three months, but is still 8.9% higher than a year ago.



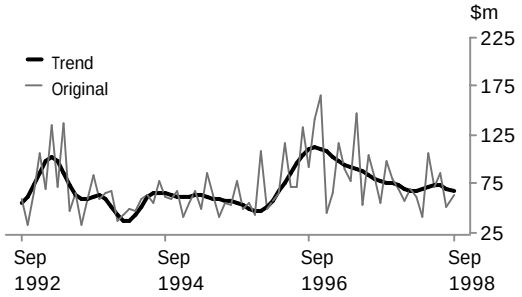
VALUE OF RESIDENTIAL BUILDING

A drop of 29.3% in the September seasonally adjusted estimate has resulted in the trend since June being reversed. It is now 3.5% below the June value.



VALUE OF NON–RESIDENTIAL BUILDING

The trend continues to fall and is now 9.1% below the level of June.



BY SELECTED MATERIALS OF OUTER WALLS

NEW HOUSES

The number of new houses approved in Western Australia during 1997–98 is shown in the table below, for selected types of material of outer walls, together with the distribution of each material type as a percentage of total new houses approved.

NEW HOUSES BY MATERIALS

Materials of outer walls	*Number of new houses 1997–98*	*% of total new houses 1997–98*
Double brick	12 336	77.9
Brick veneer	650	4.1
Stone or concrete	46	0.3
Fibre cement	269	1.7
Timber	287	1.8
Steel, aluminium & other	336	2.1
Not stated	1 904	12.0
Total	**15 828**	**100.0**

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

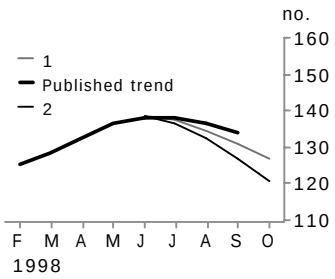
TREND REVISIONS

Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

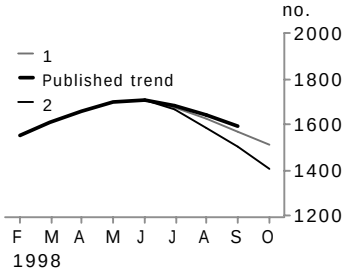
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 6% for the number of private sector houses approved and 6% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 9% for the number of private sector houses approved and 9% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE: 1		2	
			rises by 6% on Sep 1998		*falls by 6% on Sep 1998*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
May 1998	1 364	2.9	1 369	3.0	1 374	3.2
June 1998	1 382	1.3	1 385	1.2	1 388	1.0
July 1998	1 380	–0.2	1 373	–0.9	1 367	–1.5
August 1998	1 364	–1.2	1 344	–2.1	1 323	–3.2
September 1998	1 339	–1.8	1 308	–2.7	1 269	–4.1
October 1998	n.y.a.	n.y.a.	1 267	–3.1	1 207	–4.8

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE: 1		2	
			rises by 9% on Sep 1998		*falls by 9% on Sep 1998*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
May 1998	1 698	2.3	1 704	2.4	1 712	2.6
June 1998	1 703	0.3	1 706	0.1	1 710	–0.1
July 1998	1 681	–1.3	1 673	–2.0	1 662	–2.9
August 1998	1 642	–2.3	1 623	–3.0	1 586	–4.5
September 1998	1 595	–2.8	1 569	–3.4	1 499	–5.5
October 1998	n.y.a.	n.y.a.	1 513	–3.6	1 408	–6.1

1 DWELLING UNITS APPROVED

Month	HOUSES Private sector no.	HOUSES Total no.	OTHER DWELLINGS(a) Private sector no.	OTHER DWELLINGS(a) Total no.	TOTAL DWELLING UNITS Private sector no.	TOTAL DWELLING UNITS Total no.
			ORIGINAL			
1997						
July	1 150	1 284	206	247	1 356	1 531
August	1 178	1 228	133	145	1 311	1 373
September	1 186	1 216	98	112	1 284	1 328
October	1 304	1 323	147	185	1 451	1 508
November	1 309	1 356	164	185	1 473	1 541
December	1 167	1 214	107	198	1 274	1 412
1998						
January	953	976	163	179	1 116	1 155
February	1 123	1 162	238	279	1 361	1 441
March	1 330	1 363	252	384	1 582	1 747
April	1 296	1 377	143	199	1 439	1 576
May	1 481	1 505	261	289	1 742	1 794
June	1 491	1 832	212	222	1 703	2 054
July	1 460	1 549	141	158	1 601	1 707
August	1 458	1 483	228	252	1 686	1 735
September	1 239	1 257	124	156	1 363	1 413
			SEASONALLY ADJUSTED			
1997						
July	1 088	1 272	n.a.	n.a.	1 289	1 479
August	1 159	1 217	n.a.	n.a.	1 282	1 384
September	1 121	1 153	n.a.	n.a.	1 213	1 279
October	1 218	1 254	n.a.	n.a.	1 365	1 444
November	1 345	1 404	n.a.	n.a.	1 497	1 600
December	1 225	1 281	n.a.	n.a.	1 340	1 477
1998						
January	1 166	1 204	n.a.	n.a.	1 315	1 382
February	1 237	1 288	n.a.	n.a.	1 466	1 556
March	1 263	1 290	n.a.	n.a.	1 484	1 605
April	1 354	1 418	n.a.	n.a.	1 587	1 705
May	1 364	1 382	n.a.	n.a.	1 612	1 649
June	1 415	1 604	n.a.	n.a.	1 668	1 836
July	1 387	1 501	n.a.	n.a.	1 505	1 623
August	1 476	1 507	n.a.	n.a.	1 692	1 780
September	1 159	1 176	n.a.	n.a.	1 297	1 372
			TREND ESTIMATES			
1997						
July	1 131	1 172	152	207	1 283	1 379
August	1 146	1 188	140	197	1 286	1 385
September	1 174	1 218	128	183	1 301	1 401
October	1 203	1 249	126	178	1 329	1 427
November	1 223	1 271	134	184	1 357	1 454
December	1 233	1 278	148	200	1 382	1 478
1998						
January	1 241	1 282	173	229	1 414	1 510
February	1 254	1 297	199	256	1 454	1 553
March	1 285	1 338	220	269	1 505	1 607
April	1 326	1 392	230	268	1 556	1 660
May	1 364	1 443	227	255	1 591	1 698
June	1 382	1 467	213	236	1 595	1 703
July	1 380	1 463	195	218	1 575	1 681
August	1 364	1 438	177	204	1 541	1 642
September	1 339	1 401	163	194	1 502	1 595

(a) See Glossary for definition.

2 DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES Private sector	HOUSES Total	OTHER DWELLINGS(a) Private sector	OTHER DWELLINGS(a) Total	TOTAL DWELLING UNITS Private sector	TOTAL DWELLING UNITS Total
ORIGINAL (% change from preceding month)						
1997						
July	4.0	11.6	136.8	139.8	13.7	22.1
August	2.4	–4.4	–35.4	–41.3	–3.3	–10.3
September	0.7	–1.0	–26.3	–22.8	–2.1	–3.3
October	9.9	8.8	50.0	65.2	13.0	13.6
November	0.4	2.5	11.6	0.0	1.5	2.2
December	–10.8	–10.5	–34.8	7.0	–13.5	–8.4
1998						
January	–18.3	–19.6	52.3	–9.6	–12.4	–18.2
February	17.8	19.1	46.0	55.9	22.0	24.8
March	18.4	17.3	5.9	37.6	16.2	21.2
April	–2.6	1.0	–43.3	–48.2	–9.0	–9.8
May	14.3	9.3	82.5	45.2	21.1	13.8
June	0.7	21.7	–18.8	–23.2	–2.2	14.5
July	–2.1	–15.4	–33.5	–28.8	–6.0	–16.9
August	–0.1	–4.3	61.7	59.5	5.3	1.6
September	–15.0	–15.2	–45.6	–38.1	–19.2	–18.6
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
July	–1.8	12.3	n.a.	n.a.	5.8	18.2
August	6.5	–4.3	n.a.	n.a.	–0.6	–6.4
September	–3.3	–5.3	n.a.	n.a.	–5.4	–7.6
October	8.6	8.8	n.a.	n.a.	12.5	12.9
November	10.4	11.9	n.a.	n.a.	9.7	10.8
December	–8.9	–8.8	n.a.	n.a.	–10.5	–7.7
1998						
January	–4.8	–6.0	n.a.	n.a.	–1.9	–6.4
February	6.1	7.0	n.a.	n.a.	11.5	12.5
March	2.1	0.1	n.a.	n.a.	1.2	3.1
April	7.2	9.9	n.a.	n.a.	7.0	6.3
May	0.8	–2.5	n.a.	n.a.	1.6	–3.3
June	3.7	16.0	n.a.	n.a.	3.4	11.3
July	–2.0	–6.4	n.a.	n.a.	–9.7	–11.6
August	6.4	0.4	n.a.	n.a.	12.4	9.6
September	–21.5	–22.0	n.a.	n.a.	–23.3	–22.9
TREND ESTIMATES (% change from preceding month)						
1997						
July	–0.4	–0.4	–0.3	2.5	–0.4	0.0
August	1.3	1.4	–7.9	–4.7	0.2	0.5
September	2.4	2.5	–8.9	–7.2	1.2	1.1
October	2.5	2.5	–1.1	–2.8	2.1	1.8
November	1.7	1.7	6.3	3.1	2.1	1.9
December	0.8	0.6	10.7	8.9	1.8	1.6
1998						
January	0.6	0.3	16.3	14.4	2.3	2.2
February	1.1	1.2	15.4	12.0	2.8	2.8
March	2.5	3.1	10.4	5.1	3.6	3.4
April	3.2	4.1	4.5	–0.5	3.4	3.3
May	2.9	3.6	–1.3	–4.8	2.2	2.3
June	1.3	1.7	–6.1	–7.5	0.3	0.3
July	–0.2	–0.3	–8.2	–7.6	–1.3	–1.3
August	–1.2	–1.7	–9.1	–6.4	–2.2	–2.3
September	–1.8	–2.5	–8.4	–5.0	–2.6	–2.8

(a) See Glossary for definition.

3 VALUE OF BUILDING APPROVED

Month	New residential building $m	Alterations and additions to residential buildings(a) $m	Total residential building $m	Non-residential building $m	**Total building** $m
			ORIGINAL		
1997					
July	147.2	16.0	163.2	105.3	**268.5**
August	135.0	15.7	150.7	81.4	**232.1**
September	139.3	15.8	155.1	56.5	**211.7**
October	150.6	18.3	169.0	98.3	**267.2**
November	154.6	16.2	170.8	79.4	**250.2**
December	135.2	16.2	151.3	70.3	**221.6**
1998					
January	122.3	13.8	136.1	57.6	**193.7**
February	138.8	16.5	155.3	69.1	**224.4**
March	172.8	16.2	189.0	62.4	**251.4**
April	163.3	12.4	175.7	42.3	**218.0**
May	195.5	16.7	212.2	106.1	**318.3**
June	201.7	13.8	215.5	71.1	**286.7**
July	179.5	17.4	196.9	85.9	**282.8**
August	188.5	16.2	204.7	51.3	**256.1**
September	149.5	16.5	166.1	63.8	**229.9**
			SEASONALLY ADJUSTED		
1997					
July	144.9	15.6	160.5	n.a.	**267.9**
August	132.7	16.1	148.8	n.a.	**222.8**
September	139.0	15.0	154.0	n.a.	**213.7**
October	141.5	16.0	157.5	n.a.	**250.2**
November	164.6	15.5	180.1	n.a.	**234.9**
December	138.2	16.1	154.3	n.a.	**245.3**
1998					
January	142.5	16.0	158.4	n.a.	**239.2**
February	151.2	16.5	167.7	n.a.	**234.2**
March	159.3	14.2	173.5	n.a.	**234.6**
April	171.8	14.0	185.8	n.a.	**229.6**
May	176.2	17.6	193.8	n.a.	**275.7**
June	190.8	15.4	206.1	n.a.	**291.8**
July	169.0	17.4	186.4	n.a.	**299.3**
August	202.0	17.1	219.0	n.a.	**244.7**
September	140.9	14.0	154.9	n.a.	**220.3**
			TREND ESTIMATES		
1997					
July	138.7	15.9	154.6	83.4	**238.0**
August	139.7	15.8	155.5	80.0	**235.5**
September	141.2	15.7	156.9	77.7	**234.6**
October	143.3	15.8	159.0	76.4	**235.5**
November	145.0	15.8	160.8	75.5	**236.3**
December	146.5	15.8	162.3	74.0	**236.3**
1998					
January	149.4	15.6	165.0	70.5	**235.5**
February	153.9	15.5	169.4	68.4	**237.9**
March	161.0	15.5	176.5	68.1	**244.6**
April	169.2	15.6	184.8	69.9	**254.7**
May	176.0	15.9	191.8	72.3	**264.1**
June	179.0	16.1	195.1	73.9	**269.1**
July	178.8	16.2	195.0	73.4	**268.4**
August	176.3	16.2	192.5	70.8	**263.2**
September	172.2	16.1	188.3	67.2	**255.5**

(a) Refer to Explanatory Notes paragraph 12.

4 VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	**Total building**
			ORIGINAL (% change from preceding month)		
1997					
July	13.1	13.8	13.1	94.7	**35.4**
August	–8.3	–2.2	–7.7	–22.7	**–13.6**
September	3.2	1.1	3.0	–30.5	**–8.8**
October	8.1	15.7	8.9	73.8	**26.2**
November	2.6	–11.5	1.1	–19.2	**–6.4**
December	–12.6	–0.3	–11.4	–11.5	**–11.4**
1998					
January	–9.5	–14.9	–10.1	–18.0	**–12.6**
February	13.5	19.6	14.1	19.9	**15.8**
March	24.5	–1.7	21.7	–9.7	**12.0**
April	–5.5	–23.1	–7.0	–32.3	**–13.3**
May	19.8	34.1	20.8	150.9	**46.0**
June	3.2	–17.3	1.6	–32.9	**–9.9**
July	–11.0	26.3	–8.6	20.7	**–1.4**
August	5.0	–6.9	4.0	–40.2	**–9.4**
September	–20.7	1.9	–18.9	24.3	**–10.2**
			SEASONALLY ADJUSTED (% change from preceding month)		
1997					
July	12.7	–4.4	10.7	n.a.	**24.4**
August	–8.4	3.7	–7.2	n.a.	**–16.8**
September	4.7	–6.8	3.5	n.a.	**–4.1**
October	1.8	6.5	2.3	n.a.	**17.1**
November	16.4	–3.5	14.3	n.a.	**–6.1**
December	–16.0	3.9	–14.3	n.a.	**4.4**
1998					
January	3.1	–0.5	2.7	n.a.	**–2.5**
February	6.1	3.4	5.9	n.a.	**–2.1**
March	5.4	–14.0	3.5	n.a.	**0.1**
April	7.9	–1.6	7.1	n.a.	**–2.1**
May	2.5	26.1	4.3	n.a.	**20.1**
June	8.3	–12.8	6.3	n.a.	**5.8**
July	–11.4	13.1	–9.6	n.a.	**2.6**
August	19.5	–1.9	17.5	n.a.	**–18.2**
September	–30.3	–18.0	–29.3	n.a.	**–10.0**
			TREND ESTIMATES (% change from preceding month)		
1997					
July	0.6	0.1	0.6	–5.4	**–1.6**
August	0.7	–0.6	0.6	–4.0	**–1.0**
September	1.1	–0.4	0.9	–2.9	**–0.4**
October	1.4	0.5	1.3	–1.6	**0.4**
November	1.2	0.0	1.1	–1.2	**0.4**
December	1.1	–0.2	0.9	–2.0	**0.0**
1998					
January	2.0	–0.8	1.7	–4.8	**–0.3**
February	3.0	–1.0	2.7	–2.9	**1.0**
March	4.6	0.0	4.2	–0.5	**2.8**
April	5.1	1.0	4.7	2.6	**4.1**
May	4.0	1.6	3.8	3.5	**3.7**
June	1.7	1.5	1.7	2.2	**1.9**
July	–0.2	0.7	–0.1	–0.7	**–0.3**
August	–1.4	–0.3	–1.3	–3.6	**–1.9**
September	–2.3	–0.4	–2.2	–5.0	**–2.9**

(a) Refer to Explanatory Notes paragraph 12.

5

DWELLING UNITS APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	**Total dwelling units**
			PRIVATE SECTOR (Number)			
1995-96	11 946	2 900	(b) 65	(b) 0	50	**14 961**
1996-97	13 067	1 682	56	3	32	**14 840**
1997-98	14 960	2 026	45	21	40	**17 092**
1997						
September	1 186	81	4	13	0	**1 284**
October	1 304	145	2	0	0	**1 451**
November	1 308	163	1	1	0	**1 473**
December	1 167	80	18	0	9	**1 274**
1998						
January	953	162	0	0	1	**1 116**
February	1 123	237	1	0	0	**1 361**
March	1 330	248	3	0	1	**1 582**
April	1 295	140	1	1	2	**1 439**
May	1 480	260	1	1	0	**1 742**
June	1 490	208	2	3	0	**1 703**
July	1 459	134	6	1	1	**1 601**
August	1 458	224	0	0	4	**1 686**
September	1 238	118	1	1	5	**1 363**
			PUBLIC SECTOR (Number)			
1995-96	266	627	(b) 0	(b) 0	0	**893**
1996-97	565	331	6	0	0	**902**
1997-98	868	500	0	0	0	**1 368**
1997						
September	30	14	0	0	0	**44**
October	19	38	0	0	0	**57**
November	47	21	0	0	0	**68**
December	47	91	0	0	0	**138**
1998						
January	23	16	0	0	0	**39**
February	39	41	0	0	0	**80**
March	33	132	0	0	0	**165**
April	81	56	0	0	0	**137**
May	24	28	0	0	0	**52**
June	341	10	0	0	0	**351**
July	89	17	0	0	0	**106**
August	25	24	0	0	0	**49**
September	18	32	0	0	0	**50**
			TOTAL (Number)			
1995-96	12 212	3 527	(b) 65	(b) 0	50	**15 854**
1996-97	13 632	2 013	62	3	32	**15 742**
1997-98	15 828	2 526	45	21	40	**18 460**
1997						
September	1 216	95	4	13	0	**1 328**
October	1 323	183	2	0	0	**1 508**
November	1 355	184	1	1	0	**1 541**
December	1 214	171	18	0	9	**1 412**
1998						
January	976	178	0	0	1	**1 155**
February	1 162	278	1	0	0	**1 441**
March	1 363	380	3	0	1	**1 747**
April	1 376	196	1	1	2	**1 576**
May	1 504	288	1	1	0	**1 794**
June	1 831	218	2	3	0	**2 054**
July	1 548	151	6	1	1	**1 707**
August	1 483	248	0	0	4	**1 735**
September	1 256	150	1	1	5	**1 413**

(a) See Glossary for definition.

(b) Conversions are included in alternations and additions to residential buildings

6

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	**Total building**
				PRIVATE SECTOR ($ million)				
1995-96	1 123.8	225.5	(b) 3.4	158.9	(b) 0.0	1 511.8	692.1	**2 203.6**
1996-97	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	**2 390.9**
1997-98	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	**2 643.5**
1997								
September	126.1	8.3	0.1	15.3	0.3	150.1	54.3	**204.4**
October	134.4	12.2	0.2	18.0	0.0	164.9	64.6	**229.5**
November	138.4	11.2	0.1	16.1	0.0	165.8	70.5	**236.3**
December	119.2	6.9	0.6	15.5	0.0	142.2	57.3	**199.4**
1998								
January	103.7	16.2	0.0	13.8	0.0	133.6	46.3	**179.9**
February	116.8	15.8	0.1	16.3	0.0	148.9	59.8	**208.7**
March	140.4	22.0	0.1	15.9	0.0	178.5	60.2	**238.7**
April	137.1	15.1	0.1	12.1	0.0	164.3	33.7	**198.0**
May	149.6	41.0	0.0	15.7	0.0	206.4	74.6	**281.0**
June	158.0	17.2	0.3	13.0	0.5	188.9	62.4	**251.2**
July	155.1	14.7	0.3	16.0	0.0	186.1	65.5	**251.6**
August	152.6	31.3	0.0	16.2	0.0	200.1	39.9	**240.0**
September	132.5	12.7	0.1	16.3	0.1	161.7	60.8	**222.5**
				PUBLIC SECTOR ($ million)				
1995-96	24.6	46.7	(b) 0.0	0.5	(b) 0.0	72.0	111.0	**183.0**
1996-97	54.9	21.7	0.1	4.0	0.0	80.5	430.0	**510.7**
1997-98	72.9	32.5	0.0	1.7	0.0	107.4	193.3	**300.3**
1997								
September	2.9	2.1	0.0	0.1	0.0	5.1	2.3	**7.3**
October	2.1	2.0	0.0	0.0	0.0	4.1	33.7	**37.8**
November	3.8	1.2	0.0	0.0	0.0	5.0	8.9	**13.9**
December	4.3	4.8	0.0	0.1	0.0	9.2	13.0	**22.1**
1998								
January	1.5	1.0	0.0	0.0	0.0	2.5	11.3	**13.8**
February	3.4	2.8	0.0	0.1	0.0	6.4	9.3	**15.7**
March	3.3	7.1	0.0	0.1	0.0	10.5	2.3	**12.8**
April	7.0	4.1	0.0	0.3	0.0	11.4	8.6	**20.0**
May	2.3	2.6	0.0	0.9	0.0	5.8	31.5	**37.3**
June	25.3	1.2	0.0	0.1	0.0	26.7	8.8	**35.4**
July	8.1	1.5	0.0	1.2	0.0	10.8	20.3	**31.1**
August	3.0	1.5	0.0	0.0	0.0	4.6	11.4	**16.0**
September	1.9	2.4	0.0	0.1	0.0	4.3	3.0	**7.4**
				TOTAL ($ million)				
1995-96	1 148.3	272.4	(b) 3.4	159.3	(b) 0.0	1 583.6	803.1	**2 386.7**
1996-97	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	**2 901.8**
1997-98	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	**2 943.8**
1997								
September	129.0	10.3	0.1	15.4	0.3	155.1	56.5	**211.7**
October	136.4	14.2	0.2	18.1	0.0	169.0	98.3	**267.2**
November	142.2	12.4	0.1	16.1	0.0	170.8	79.4	**250.2**
December	123.4	11.7	0.6	15.6	0.0	151.3	70.3	**221.6**
1998								
January	105.1	17.2	0.0	13.8	0.0	136.1	57.6	**193.7**
February	120.2	18.6	0.1	16.4	0.0	155.3	69.1	**224.4**
March	143.7	29.1	0.1	16.1	0.0	189.0	62.4	**251.4**
April	144.1	19.1	0.1	12.3	0.0	175.7	42.3	**218.0**
May	151.9	43.6	0.0	16.6	0.0	212.2	106.1	**318.3**
June	183.3	18.4	0.3	13.1	0.5	215.5	71.1	**286.7**
July	163.2	16.3	0.3	17.2	0.0	196.9	85.9	**282.8**
August	155.7	32.8	0.0	16.2	0.0	204.7	51.3	**256.1**
September	134.4	15.1	0.1	16.4	0.1	166.1	63.8	**229.9**

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings

7 DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): Original

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of..... One storey	Two or more storeys	Total	Flats units or apartments in a building of..... One or two storeys	Three storeys	Four or more storeys	Total	Total	Total new residential building
				NEW OTHER RESIDENTIAL BUILDING						
				NUMBER OF DWELLINGS						
1995-96	12 212	2 932	354	3 286	6	83	152	241	3 527	**15 739**
1996-97	13 632	1 179	376	1 555	75	194	189	458	2 013	**15 645**
1997-98	15 828	1 672	324	1 996	166	95	269	530	2 526	**18 354**
1997										
July	1 283	192	4	196	19	8	0	27	223	**1 506**
August	1 225	106	26	132	0	0	0	0	132	**1 357**
September	1 216	81	8	89	0	0	6	6	95	**1 311**
October	1 323	161	14	175	0	0	8	8	183	**1 506**
November	1 355	162	13	175	3	0	6	9	184	**1 539**
December	1 214	135	13	148	4	19	0	23	171	**1 385**
1998										
January	976	83	30	113	20	6	39	65	178	**1 154**
February	1 162	178	59	237	0	19	22	41	278	**1 440**
March	1 363	235	17	252	56	22	50	128	380	**1 743**
April	1 376	135	44	179	6	5	6	17	196	**1 572**
May	1 504	96	33	129	25	16	118	159	288	**1 792**
June	1 831	108	63	171	33	0	14	47	218	**2 049**
July	1 548	90	50	140	0	0	11	11	151	**1 699**
August	1 483	137	43	180	24	8	36	68	248	**1 731**
September	1 256	75	48	123	0	12	15	27	150	**1 406**
				VALUE ($ million)						
1995-96	1 148.3	207.1	33.8	240.9	0.3	10.7	20.4	31.4	272.3	**1 420.7**
1996-97	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	**1 524.6**
1997-98	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	**1 856.4**
1997										
July	129.8	14.6	0.5	15.1	1.5	0.8	0.0	2.3	17.4	**147.2**
August	125.1	7.6	2.4	10.0	0.0	0.0	0.0	0.0	10.0	**135.0**
September	129.0	7.5	0.9	8.3	0.0	0.0	2.0	2.0	10.3	**139.3**
October	136.4	10.5	1.6	12.1	0.0	0.0	2.1	2.1	14.2	**150.6**
November	142.2	9.8	1.7	11.5	0.3	0.0	0.7	1.0	12.4	**154.6**
December	123.4	8.5	1.4	9.9	0.4	1.4	0.0	1.8	11.7	**135.2**
1998										
January	105.1	6.9	3.3	10.2	1.8	0.4	4.8	7.0	17.2	**122.3**
February	120.2	10.6	4.8	15.4	0.0	0.5	2.7	3.2	18.6	**138.8**
March	143.7	14.9	1.7	16.5	5.0	2.8	4.8	12.6	29.1	**172.8**
April	144.1	10.7	4.7	15.4	0.4	0.8	2.6	3.8	19.1	**163.3**
May	151.9	6.9	3.8	10.7	2.1	4.1	26.7	32.9	43.6	**195.5**
June	183.3	8.8	4.8	13.6	2.0	0.0	2.8	4.8	18.4	**201.7**
July	163.2	7.1	8.1	15.2	0.0	0.0	1.1	1.1	16.3	**179.5**
August	155.7	9.2	4.5	13.6	2.3	0.7	16.2	19.2	32.8	**188.5**
September	134.4	5.3	4.8	10.1	0.0	0.9	4.1	5.0	15.1	**149.5**

(a) See Glossary for definition

8 VALUE OF BUILDING APPROVED, Average 1989-90 Prices

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	**Total building**
				ORIGINAL ($ million)			
1995-96	1 155.8	259.2	1 414.9	163.9	1 578.9	759.0	**2 337.9**
1996-97	1 359.1	164.5	1 523.6	174.0	1 697.6	1 119.6	**2 817.1**
1997-98	1 641.9	204.4	1 846.3	188.6	2 034.9	821.4	**2 856.3**
1997							
March	294.4	50.3	344.7	42.4	387.1	254.7	**641.8**
June	408.6	38.8	447.4	46.4	493.8	257.5	**751.3**
September	387.4	34.9	422.2	48.0	470.2	223.4	**693.6**
December	405.3	35.4	440.7	51.1	491.8	226.9	**718.7**
1998							
March	371.7	59.8	431.5	46.7	478.2	172.4	**650.6**
June	477.6	74.4	551.9	42.8	594.7	198.7	**793.4**
				ORIGINAL (% change from preceding quarter)			
1997							
March	–10.2	8.8	–7.9	–0.7	–7.1	–22.4	**–13.9**
June	38.8	–22.8	29.8	9.4	27.6	1.1	**17.1**
September	–5.2	–10.2	–5.6	3.4	–4.8	–13.2	**–7.7**
December	4.6	1.6	4.4	6.6	4.6	1.6	**3.6**
1998							
March	–8.3	68.8	–2.1	–8.6	–2.8	–24.0	**–9.5**
June	28.5	24.4	27.9	–8.4	24.4	15.2	**21.9**

(a) Refer to Explanatory Notes paragraph 12

9

NON—RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original**

Period	Hotels, motels and other short term accommodation		Shops		Factories		Offices		Other business premises		Educational	
	no.	$m	no.	$m	no.	$m	no.	$m	no.	$m	no.	$m
Value—$50,000–$199,999												
1998												
July	5	0.6	42	4.2	13	1.7	16	1.7	19	1.9	1	0.1
August	4	0.3	26	2.5	8	1.0	9	0.8	20	2.0	6	0.8
September	2	0.2	24	1.9	9	1.2	21	2.0	27	2.7	7	0.9
Value—$200,000–$499,999												
1998												
July	2	0.6	13	4.1	3	0.9	5	1.2	4	1.2	2	0.4
August	0	0.0	8	2.7	6	1.7	7	2.5	10	2.9	1	0.5
September	0	0.0	17	5.2	8	2.5	7	2.3	13	3.9	9	3.0
Value—$500,000–$999,999												
1998												
July	3	2.1	2	1.6	3	2.1	1	0.5	5	3.3	3	2.4
August	2	1.3	2	1.4	1	0.7	2	1.6	6	3.9	2	1.6
September	1	0.6	4	2.6	0	0.0	2	1.2	1	0.8	3	2.4
Value—$1,000,000–$4,999,999												
1998												
July	0	0.0	7	11.5	2	4.3	3	5.6	3	7.2	1	1.4
August	0	0.0	1	2.4	0	0.0	3	7.1	0	0.0	2	5.2
September	1	3.0	3	5.6	4	5.9	1	1.6	2	4.0	3	4.7
Value—$5,000,000 and over												
1998												
July	0	0.0	0	0.0	1	6.9	0	0.0	0	0.0	1	6.7
August	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0	0	0.0
September	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1995-96	118	113.3	304	119.0	285	80.4	277	106.5	340	112.0	109	80.4
1996-97	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
1997-98	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
1998												
July	10	3.3	64	21.5	22	15.9	25	9.0	31	13.6	8	11.0
August	6	1.6	37	9.0	15	3.3	21	12.0	37	14.8	11	8.1
September	4	3.7	48	15.3	21	9.5	31	7.0	43	11.4	22	10.9

NON–RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original** *continued*

Period	Religious		Health		Entertainment and recreational		Miscellaneous		Total non-residential building	
	no.	$m	no.	$m	no.	$m	no.	$m	no.	$m
Value—$50,000–$199,999										
1998										
July	1	0.1	4	0.5	2	0.1	9	1.0	112	12.0
August	0	0.0	3	0.3	3	0.2	4	0.2	83	8.2
September	1	0.1	5	0.5	6	0.5	7	0.6	109	10.5
Value—$200,000–$499,999										
1998										
July	0	0.0	1	0.5	2	0.8	0	0.0	32	9.6
August	0	0.0	0	0.0	0	0.0	1	0.4	33	10.6
September	1	0.5	0	0.0	2	0.7	0	0.0	57	18.0
Value—$500,000–$999,999										
1998										
July	0	0.0	0	0.0	1	0.7	1	0.8	19	13.5
August	0	0.0	0	0.0	2	1.3	0	0.0	17	11.8
September	0	0.0	0	0.0	1	0.5	1	1.0	13	9.0
Value—$1,000,000–$4,999,999										
1998										
July	0	0.0	1	1.0	1	2.0	1	4.2	19	37.2
August	0	0.0	0	0.0	0	0.0	0	0.0	6	14.7
September	0	0.0	0	0.0	0	0.0	1	1.6	15	26.3
Value—$5,000,000 and over										
1998										
July	0	0.0	0	0.0	0	0.0	0	0.0	2	13.6
August	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0
September	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total										
1995-96	23	4.4	50	32.8	79	48.0	253	106.2	1 838	803.1
1996-97	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
1997-98	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
1998										
July	1	0.1	6	1.9	6	3.6	11	6.0	184	85.9
August	0	0.0	3	0.3	5	1.6	5	0.6	140	51.3
September	2	0.6	5	0.5	9	1.7	9	3.2	194	63.8

10 VALUE OF NON–RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels & other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	**Total non-residential building**
					PRIVATE SECTOR ($ million)						
1995-96	113.1	117.6	79.5	72.8	107.9	43.5	4.5	31.8	34.1	87.4	**692.1**
1996-97	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	**773.9**
1997-98	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	**706.7**
1997											
September	2.3	11.3	6.1	4.7	13.4	3.5	0.5	8.4	2.2	2.0	**54.3**
October	4.1	12.5	5.2	10.6	13.7	9.0	0.2	1.7	7.1	0.4	**64.6**
November	2.4	11.7	6.3	10.5	13.8	3.8	3.5	7.0	9.5	1.9	**70.5**
December	2.4	15.2	10.4	9.6	10.7	3.0	0.4	0.9	0.1	4.6	**57.3**
1998											
January	2.2	5.9	5.3	8.1	11.9	1.9	0.2	8.2	1.9	0.8	**46.3**
February	7.0	8.0	10.1	4.5	9.0	2.5	1.0	12.7	4.5	0.6	**59.8**
March	7.6	18.8	9.0	2.2	16.5	1.0	0.3	0.9	3.3	0.7	**60.2**
April	4.1	7.4	5.8	3.1	9.5	1.1	0.0	1.7	0.5	0.4	**33.7**
May	4.1	37.3	4.6	6.9	16.7	0.8	0.0	0.3	3.0	0.9	**74.6**
June	2.3	24.3	6.8	7.1	6.3	0.8	1.0	8.5	3.7	1.5	**62.4**
July	2.7	21.3	14.0	3.3	13.6	4.1	0.1	1.9	3.2	1.2	**65.5**
August	1.6	9.0	3.3	6.7	14.7	2.8	0.0	0.3	0.9	0.6	**39.9**
September	3.7	13.8	9.5	6.7	11.2	10.9	0.6	0.5	0.9	3.0	**60.8**
					PUBLIC SECTOR ($ million)						
1995-96	0.0	1.6	0.8	33.7	4.1	37.0	0.0	1.2	14.0	18.8	**111.0**
1996-97	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	**430.0**
1997-98	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	**193.3**
1997											
September	0.0	0.3	0.0	0.5	0.3	1.0	0.0	0.0	0.1	0.1	**2.3**
October	0.1	0.0	0.0	3.6	0.3	16.2	0.0	6.2	2.5	4.7	**33.7**
November	0.0	0.0	0.5	0.1	0.7	7.4	0.0	0.0	0.1	0.0	**8.9**
December	0.0	0.0	0.0	2.2	0.5	9.5	0.0	0.0	0.4	0.3	**13.0**
1998											
January	0.0	0.2	0.0	4.6	0.1	5.8	0.0	0.0	0.7	0.1	**11.3**
February	0.7	0.0	0.0	0.4	3.2	0.0	0.0	0.0	1.1	3.9	**9.3**
March	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	1.3	0.9	**2.3**
April	0.0	0.0	0.0	1.1	0.1	5.7	0.0	0.0	1.5	0.2	**8.6**
May	0.0	0.0	0.0	1.2	0.0	16.8	0.0	0.0	12.8	0.7	**31.5**
June	0.0	0.1	0.1	0.4	0.0	4.6	0.0	0.0	3.5	0.0	**8.8**
July	0.5	0.2	1.9	5.7	0.0	6.9	0.0	0.0	0.4	4.7	**20.3**
August	0.0	0.0	0.0	5.3	0.1	5.2	0.0	0.0	0.7	0.1	**11.4**
September	0.0	1.5	0.0	0.4	0.2	0.0	0.0	0.0	0.8	0.2	**3.0**
					TOTAL ($ million)						
1995-96	113.1	119.1	80.3	106.6	111.9	80.6	4.5	33.0	48.0	106.2	**803.1**
1996-97	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	**1 204.5**
1997-98	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	**899.8**
1997											
September	2.3	11.5	6.1	5.2	13.7	4.5	0.5	8.4	2.2	2.1	**56.5**
October	4.2	12.5	5.2	14.2	14.0	25.2	0.2	7.9	9.6	5.2	**98.3**
November	2.4	11.7	6.8	10.7	14.6	11.2	3.5	7.0	9.6	1.9	**79.4**
December	2.4	15.2	10.4	11.9	11.2	12.5	0.4	0.9	0.5	4.9	**70.3**
1998											
January	2.2	6.1	5.3	12.6	11.9	7.6	0.2	8.2	2.6	0.9	**57.6**
February	7.7	8.0	10.1	4.9	12.2	2.5	1.0	12.7	5.6	4.4	**69.1**
March	7.6	18.8	9.0	2.2	16.6	1.0	0.3	0.9	4.6	1.6	**62.4**
April	4.1	7.4	5.8	4.2	9.6	6.7	0.0	1.7	2.0	0.6	**42.3**
May	4.1	37.3	4.6	8.2	16.7	17.7	0.0	0.3	15.7	1.5	**106.1**
June	2.3	24.4	7.0	7.5	6.3	5.4	1.0	8.5	7.2	1.5	**71.1**
July	3.3	21.5	15.9	9.0	13.6	11.0	0.1	1.9	3.6	6.0	**85.9**
August	1.6	9.0	3.3	12.0	14.8	8.1	0.0	0.3	1.6	0.6	**51.3**
September	3.7	15.3	9.5	7.0	11.4	10.9	0.6	0.5	1.7	3.2	**63.8**

11 BUILDING APPROVED IN THE PERTH STATISTICAL DIVISION: **Original**

Period	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE($'000) New houses	New other residential building	Alterations and additions to residential building (b)	Total residential building	Non-residential building	**Total building**
				PRIVATE SECTOR					
1996-97	9 105	1 434	10 600	903 128	136 134	136 874	1 176 136	542 481	**1 718 617**
1997-98	10 293	1 546	11 927	1 074 352	152 837	150 499	1 377 688	523 117	**1 900 805**
1997									
September	813	74	904	86 839	7 650	12 679	107 168	41 839	**149 007**
October	836	115	952	84 583	10 498	13 688	108 768	52 176	**160 944**
November	913	96	1 011	94 902	7 767	12 658	115 328	56 886	**172 214**
December	824	63	912	84 928	5 078	12 984	102 990	40 860	**143 849**
1998									
January	668	124	792	72 268	12 145	12 032	96 446	37 395	**133 841**
February	783	175	959	81 118	11 730	13 327	106 175	36 167	**142 341**
March	961	201	1 164	102 167	18 068	13 626	133 861	41 693	**175 555**
April	923	89	1 013	97 625	10 201	10 055	117 881	20 308	**138 189**
May	928	215	1 144	97 741	37 407	13 236	148 383	61 123	**209 506**
June	1 074	143	1 221	111 520	12 779	11 216	135 514	50 214	**185 728**
July	971	101	1 079	103 538	11 699	12 918	128 155	43 199	**171 354**
August	998	198	1 200	104 534	28 741	12 799	146 074	28 814	**174 888**
September	858	108	970	91 491	12 012	14 290	117 792	43 874	**161 666**
				PUBLIC SECTOR					
1996-97	261	192	459	20 061	11 100	2 662	33 823	237 420	**271 243**
1997-98	493	389	882	33 838	22 635	1 383	57 856	128 996	**186 851**
1997									
September	14	14	28	1 075	2 050	115	3 240	385	**3 625**
October	6	38	44	431	1 985	0	2 415	18 761	**21 176**
November	35	21	56	1 998	1 220	0	3 218	4 741	**7 959**
December	22	76	98	1 366	3 828	70	5 263	8 075	**13 338**
1998									
January	22	16	38	1 354	1 041	0	2 395	10 328	**12 723**
February	30	17	47	2 297	932	89	3 317	5 015	**8 333**
March	17	130	147	1 525	6 826	0	8 351	415	**8 766**
April	48	43	91	2 995	2 794	131	5 920	1 221	**7 141**
May	6	6	12	395	301	854	1 550	13 501	**15 050**
June	222	0	222	14 315	0	124	14 439	8 277	**22 716**
July	22	11	33	1 736	1 101	1 203	4 039	12 382	**16 421**
August	4	8	12	375	780	0	1 155	4 786	**5 941**
September	7	24	31	447	1 664	88	2 199	2 410	**4 609**
				TOTAL					
1996-97	9 366	1 626	11 059	923 189	147 234	139 536	1 209 959	779 900	**1 989 860**
1997-98	10 786	1 935	12 809	1 108 190	175 472	151 882	1 435 544	652 112	**2 087 656**
1997									
September	827	88	932	87 914	9 700	12 795	110 409	42 224	**152 632**
October	842	153	996	85 013	12 482	13 688	111 183	70 937	**182 121**
November	948	117	1 067	96 900	8 987	12 658	118 546	61 627	**180 173**
December	846	139	1 010	86 293	8 906	13 054	108 253	48 934	**157 187**
1998									
January	690	140	830	73 622	13 186	12 032	98 840	47 724	**146 564**
February	813	192	1 006	83 415	12 662	13 416	109 492	41 182	**150 674**
March	978	331	1 311	103 692	24 894	13 626	142 213	42 108	**184 321**
April	971	132	1 104	100 620	12 995	10 186	123 800	21 529	**145 330**
May	934	221	1 156	98 136	37 708	14 090	149 933	74 623	**224 556**
June	1 296	143	1 443	125 835	12 779	11 340	149 953	58 491	**208 444**
July	993	112	1 112	105 273	12 800	14 120	132 194	55 581	**187 775**
August	1 002	206	1 212	104 910	29 520	12 799	147 229	33 600	**180 829**
September	865	132	1 001	91 938	13 675	14 378	119 991	46 283	**166 275**

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 12.

BUILDINGS APPROVED IN STATISTICAL AREAS: **Original**

Statistical Area	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
WESTERN AUSTRALIA	**1 256**	**150**	**1 413**	**134 424**	**15 094**	**16 548**	**166 066**	**63 793**	**229 859**
Perth (SD)	**865**	**132**	**1 001**	**91 938**	**13 676**	**14 378**	**119 992**	**46 283**	**166 275**
Central Metropolitan (SSD)	*40*	*16*	*56*	*9 246*	*1 373*	*5 391*	*16 010*	*4 690*	*20 700*
Cambridge (T)	11	0	11	2 034	0	1 189	3 222	341	3 563
Claremont (T)	3	0	3	1 277	0	806	2 083	404	2 487
Cottesloe (T)	3	0	3	950	0	185	1 135	0	1 135
Mosman Park (T)	6	0	6	1 663	0	0	1 663	0	1 663
Nedlands (C)	5	2	7	1 141	181	1 231	2 553	960	3 513
Peppermint Grove (S)	1	0	1	199	0	498	696	0	696
Perth (C)–Inner	0	0	0	0	0	0	0	2 106	2 106
Perth (C)–Remainder	4	2	6	844	342	0	1 186	140	1 326
Subiaco (C)	6	0	6	1 019	0	937	1 956	650	2 606
Vincent (T)	1	12	13	120	850	546	1 516	90	1 606
East Metropolitan (SSD)	*170*	*2*	*172*	*15 824*	*330*	*2 001*	*18 155*	*9 370*	*27 525*
Bassendean (T)	8	0	8	613	0	105	718	480	1 198
Bayswater (C)	16	0	16	1 862	0	485	2 347	268	2 615
Kalamunda (S)	13	0	13	1 493	0	667	2 159	250	2 409
Mundaring (S)	18	0	18	2 022	0	410	2 432	0	2 432
Swan (S)	115	2	117	9 835	330	334	10 499	8 372	18 871
North Metropolitan (SSD)	*249*	*45*	*297*	*27 784*	*3 768*	*3 288*	*34 840*	*9 136*	*43 975*
Joondalup (C)–North	40	5	48	4 435	670	229	5 334	1 409	6 743
Joondalup (C)–South	23	0	23	4 359	0	1 016	5 375	0	5 375
Stirling (C)–Central	32	11	43	3 335	667	514	4 516	2 795	7 311
Stirling (C)–Coastal	42	22	64	4 618	1 652	367	6 637	785	7 422
Stirling (C)–South-Eastern	2	5	7	720	650	1 000	2 370	0	2 370
Wanneroo (S)–North-East	37	0	37	3 064	0	82	3 147	1 994	5 141
Wanneroo (S)–North-West	34	2	36	3 651	130	80	3 861	688	4 548
South West Metropolitan (SSD)	*174*	*41*	*215*	*17 478*	*2 500*	*1 450*	*21 428*	*7 363*	*28 791*
Cockburn (C)	72	0	72	6 758	0	140	6 897	3 702	10 599
East Fremantle (T)	1	0	1	100	0	98	198	100	298
Fremantle (C)–Inner	0	0	0	0	0	0	0	0	0
Fremantle (C)–Remainder	11	0	11	1 252	0	483	1 735	1 700	3 435
Kwinana (T)	3	1	4	289	56	0	345	200	545
Melville (C)	22	0	22	3 070	0	482	3 551	1 271	4 822
Rockingham (C)	65	40	105	6 010	2 444	249	8 703	390	9 093
South East Metropolitan (SSD)	*232*	*28*	*261*	*21 606*	*5 705*	*2 248*	*29 559*	*15 725*	*45 285*
Wanneroo (S)–South	39	0	39	3 602	0	0	3 602	1 465	5 067
Armadale (C)	10	0	10	986	0	245	1 231	5 370	6 601
Belmont (C)	36	6	42	3 098	625	201	3 924	494	4 418
Canning (C)	49	7	56	3 998	980	337	5 315	5 295	10 610
Gosnells (C)	69	0	69	6 079	0	143	6 222	1 126	7 348
Serpentine–Jarrahdale (S)	15	0	15	1 479	0	136	1 615	210	1 825
South Perth (C)	49	15	64	5 497	4 100	748	10 345	3 140	13 485
Victoria Park (T)	4	0	5	469	0	439	908	90	998
South West (SD)	**193**	**2**	**197**	**20 583**	**108**	**992**	**21 684**	**8 584**	**30 268**
Dale (SSD)	*54*	*0*	*54*	*5 650*	*0*	*153*	*5 803*	*638*	*6 441*
Boddington (S)	0	0	0	0	0	0	0	0	0
Mandurah (C)	40	0	40	4 373	0	153	4 526	408	4 934
Murray (S)	14	0	14	1 277	0	0	1 277	230	1 507
Waroona (S)	0	0	0	0	0	0	0	0	0
Preston (SSD)	*70*	*2*	*72*	*7 047*	*108*	*248*	*7 402*	*1 113*	*8 515*
Bunbury (C)	28	0	28	2 583	0	58	2 641	836	3 477
Capel (S)	8	2	10	870	108	105	1 083	277	1 360
Collie (S)	1	0	1	35	0	0	35	0	35
Dardanup (S)	12	0	12	1 085	0	0	1 085	0	1 085
Donnybrook–Balingup (S)	4	0	4	438	0	20	458	0	458
Harvey (S)	17	0	17	2 035	0	65	2 100	0	2 100

Statistical Area	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential buildings	Total building
Vasse (SSD)	*59*	*0*	*60*	*6 850*	*0*	*450*	*7 300*	*6 351*	*13 651*
Augusta–Margaret River (S)	16	0	16	1 886	0	282	2 168	550	2 718
Busselton (S)	43	0	44	4 964	0	168	5 132	5 801	10 933
Blackwood (SSD)	*10*	*0*	*11*	*1 036*	*0*	*142*	*1 179*	*482*	*1 661*
Boyup Brook (S)	1	0	1	81	0	0	81	0	81
Bridgetown–Greenbushes (S)	2	0	2	142	0	0	142	0	142
Manjimup (S)	5	0	6	531	0	52	583	482	1 066
Nannup (S)	2	0	2	283	0	90	373	0	373
Lower Great Southern (SD)	**49**	**6**	**55**	**5 049**	**433**	**262**	**5 744**	**723**	**6 467**
Pallinup (SSD)	*3*	*0*	*3*	*211*	*0*	*0*	*211*	*0*	*211*
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	0	0	0	0	0	0	0	0	0
Jerramungup (S)	1	0	1	70	0	0	70	0	70
Katanning (S)	1	0	1	11	0	0	11	0	11
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	1	0	1	130	0	0	130	0	130
Tambellup (S)	0	0	0	0	0	0	0	0	0
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	*46*	*6*	*52*	*4 838*	*433*	*262*	*5 533*	*723*	*6 256*
Albany (C)–Central	17	4	21	1 892	333	134	2 360	467	2 827
Albany (C)–Balance	12	2	14	1 571	100	78	1 749	100	1 849
Cranbrook (S)	4	0	4	291	0	0	291	56	347
Denmark (S)	7	0	7	533	0	50	583	100	683
Plantagenent (S)	6	0	6	551	0	0	551	0	551
Upper Great Southern (SD)	8	**0**	**8**	**747**	**0**	**10**	**757**	**0**	**757**
Hotham (SSD)	*8*	*0*	*8*	*747*	*0*	*10*	*757*	*0*	*757*
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	0	0	0	0	0	0	0	0	0
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	2	0	2	400	0	0	400	0	400
Narrogin (S)	0	0	0	0	0	0	0	0	0
Pingelly (S)	6	0	6	347	0	10	357	0	357
Wagin (S)	0	0	0	0	0	0	0	0	0
Wandering (S)	0	0	0	0	0	0	0	0	0
West Arthur (S)	0	0	0	0	0	0	0	0	0
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	0	0	0	0	0	0	0	0	0
Lakes (SSD)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Corrigin (S)	0	0	0	0	0	0	0	0	0
Kondinin (S)	0	0	0	0	0	0	0	0	0
Kulin (S)	0	0	0	0	0	0	0	0	0
Lake Grace (S)	0	0	0	0	0	0	0	0	0
Midlands (SD)	37	**4**	**41**	**3 221**	**368**	**49**	**3 638**	**1 822**	**5 459**
Moore (SSD)	*8*	*0*	*8*	*615*	*0*	*29*	*643*	*1 720*	*2 363*
Chittering (S)	2	0	2	94	0	0	94	0	94
Dandaragan (S)	3	0	3	344	0	10	354	0	354
Gingin (S)	2	0	2	117	0	0	117	1 600	1 717
Moora (S)	0	0	0	0	0	0	0	0	0
Victoria Plains (S)	1	0	1	60	0	19	79	120	198

Statistical Area	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Avon (SSD)	*19*	*4*	*23*	*1 882*	*368*	*20*	*2 271*	*0*	*2 271*
Beverley (S)	0	0	0	0	0	0	0	0	0
Cunderdin (S)	0	0	0	0	0	0	0	0	0
Dalwallinu (S)	1	4	5	225	368	0	593	0	593
Dowerin (S)	0	0	0	0	0	0	0	0	0
Goomalling (S)	0	0	0	0	0	0	0	0	0
Koorda (S)	1	0	1	130	0	0	130	0	130
Northam (T)	3	0	3	336	0	0	336	0	336
Northam (S)	1	0	1	148	0	0	148	0	148
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	8	0	8	436	0	0	436	0	436
Wongan-Ballidu (S)	0	0	0	0	0	0	0	0	0
Wyalkatchem (S)	0	0	0	0	0	0	0	0	0
York (S)	5	0	5	606	0	20	626	0	626
Campion (SSD)	*10*	*0*	*10*	*724*	*0*	*0*	*724*	*102*	*826*
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	0	0	0	0	0	0	0	0	0
Merredin (S)	3	0	3	135	0	0	135	102	237
Mount Marshall (S)	1	0	1	140	0	0	140	0	140
Mukinbudin (S)	0	0	0	0	0	0	0	0	0
Narembeen (S)	0	0	0	0	0	0	0	0	0
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	6	0	6	449	0	0	449	0	449
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgarn (S)	0	0	0	0	0	0	0	0	0
South Eastern (SD)	35	**4**	**39**	**4 496**	**349**	**260**	**5 106**	**1 687**	**6 793**
Lefroy (SSD)	*25*	*4*	*29*	*3 173*	*349*	*107*	*3 629*	*534*	*4 163*
Coolgardie (S)	1	0	1	89	0	0	89	0	89
Kalgoorlie/Boulder (C)	21	4	25	2 769	349	107	3 225	349	3 574
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	0	0	0	0	0	0	0	0	0
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	3	0	3	315	0	0	315	185	500
Johnston (SSD)	*10*	*0*	*10*	*1 323*	*0*	*154*	*1 476*	*1 153*	*2 630*
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	9	0	9	1 238	0	154	1 391	1 153	2 545
Ravensthorpe (S)	1	0	1	85	0	0	85	0	85
Central (SD)	**39**	**2**	**41**	**3 891**	**160**	**154**	**4 204**	**1 034**	**5 238**
Gascoyne (SSD)	*11*	*0*	*11*	*1 035*	*0*	*0*	*1 035*	*0*	*1 035*
Carnarvon (S)	6	0	6	804	0	0	804	0	804
Exmouth (S)	0	0	0	0	0	0	0	0	0
Shark Bay (S)	5	0	5	231	0	0	231	0	231
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Cue (S)	0	0	0	0	0	0	0	0	0
Meekatharra (S)	0	0	0	0	0	0	0	0	0
Mount Magnet (S)	0	0	0	0	0	0	0	0	0
Murchison (S)	0	0	0	0	0	0	0	0	0
Sandstone (S)	0	0	0	0	0	0	0	0	0
Wiluna (S)	0	0	0	0	0	0	0	0	0
Yalgoo (S)	0	0	0	0	0	0	0	0	0

Statistical Area	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Greenough River (SSD)	*28*	*2*	*30*	*2 856*	*160*	*154*	*3 169*	*1 034*	*4 203*
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	0	0	0	0	0	0	0	0	0
Coorow (S)	0	0	0	0	0	0	0	0	0
Geraldton (C)	6	2	8	879	160	0	1 039	954	1 992
Greenough (S)	12	0	12	1 021	0	63	1 084	80	1 164
Irwin (S)	4	0	4	445	0	0	445	0	445
Mingenew (S)	1	0	1	70	0	0	70	0	70
Morawa (S)	0	0	0	0	0	35	35	0	35
Mullewa (S)	0	0	0	0	0	0	0	0	0
Northampton (S)	5	0	5	441	0	56	497	0	497
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	0	0	0	0	0	0	0	0	0
Pilbara (SD)	**9**	**0**	**9**	**1 583**	**0**	**75**	**1 658**	**1 932**	**3 590**
De Grey (SSD)	*2*	*0*	*2*	*266*	*0*	*42*	*309*	*390*	*699*
East Pilbara (S)	2	0	2	266	0	42	309	390	699
Port Hedland (T)	0	0	0	0	0	0	0	0	0
Fortescue (SSD)	7	0	7	1 317	0	33	1 350	1 542	2 892
Ashburton (S)	5	0	5	967	0	0	967	120	1 087
Roebourne (S)	2	0	2	350	0	33	383	1 422	1 805
Kimberley (SD)	**21**	**0**	**22**	**2 916**	**0**	**368**	**3 284**	**1 728**	**5 012**
Ord (SSD)	2	*0*	*2*	*252*	*0*	*15*	*267*	*1 498*	*1 765*
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	2	0	2	252	0	15	267	1 498	1 765
Fitzroy (SSD)	*19*	*0*	*20*	*2 664*	*0*	*353*	*3 017*	*230*	*3 247*
Broome (S)	18	0	19	2 481	0	330	2 811	60	2 871
Derby-West Kimberly (S)	1	0	1	183	0	23	206	170	376

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non–residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- approvals issued by the Rural Housing Authority in areas not subject to building control by local government authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures

From July 1990, the statistics include:

- all approved new residential building valued at $10,000 or more
- approved alterations and additions to residential building valued at $10,000 or more
- all approved non-residential building jobs valued at $50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

6 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations' and 'additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

BUILDING CLASSIFICATIONS *continued*

8 An example of this rule is the treatment of work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified Factories.

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

10 In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the May 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the May 1998 issue onwards, Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

13 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

14 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

15 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

16 Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

17 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13–term Henderson–weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

TREND ESTIMATES *continued*

19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CONSTANT PRICE ESTIMATES

20 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

21 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1998 Edition (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

UNPUBLISHED DATA

23 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

24 Users may also wish to refer to the following publications:

- *Building Approvals, Australia* (8731.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, Western Australia* (8752.5)
- *Engineering Construction Activity, Australia* (8762.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).

ROUNDING

When figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
(C)	City
(S)	Shire
(SD)	Statistical Division
(SDD)	Statistical SubDivision
(T)	Town

GLOSSARY

Alternations and additions Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.

Alterations and additions to residential buildings Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.

Building A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

Conversion Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the May 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.

Dwelling unit A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.

Educational Includes schools, colleges, kindergartens, libraries, museums and universities.

Entertainment and recreational Includes clubs, cinemas, sport and recreation centres.

Factories Includes paper mills, oil refinery buildings, brickworks and powerhouses.

Flats, units or apartments Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.

Health Includes hospitals, nursing homes, surgeries, clinics and medical centres.

Hotels, motels and other short term accommodation Includes hostels, boarding houses, guest houses, and holiday apartment buildings.

House A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg. caretakers residences) associated with a non-residential building are defined as houses.

Miscellaneous Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

New building work Building activity which will result in the creation of a building which previously did not exist.

New other residential buildings Building activity which will result in the creation of a residential building other than a house, which previously did not exist.

New residential Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.

Non-residential building A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the May issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.

Offices Includes banks, post offices and council chambers.

Other business premises Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.

Other dwellings Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.

Other residential building An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.

Religious Includes convents, churches, temples, mosques, monasteries and noviciates.

Residential building A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

Semi-detached, row or terrace houses, townhouses Dwellings having their own private grounds with no other dwellings above or below.

Shops Includes retail shops, restaurants, taverns and shopping arcades.

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